

REQUEST FOR COUNCIL ACTION

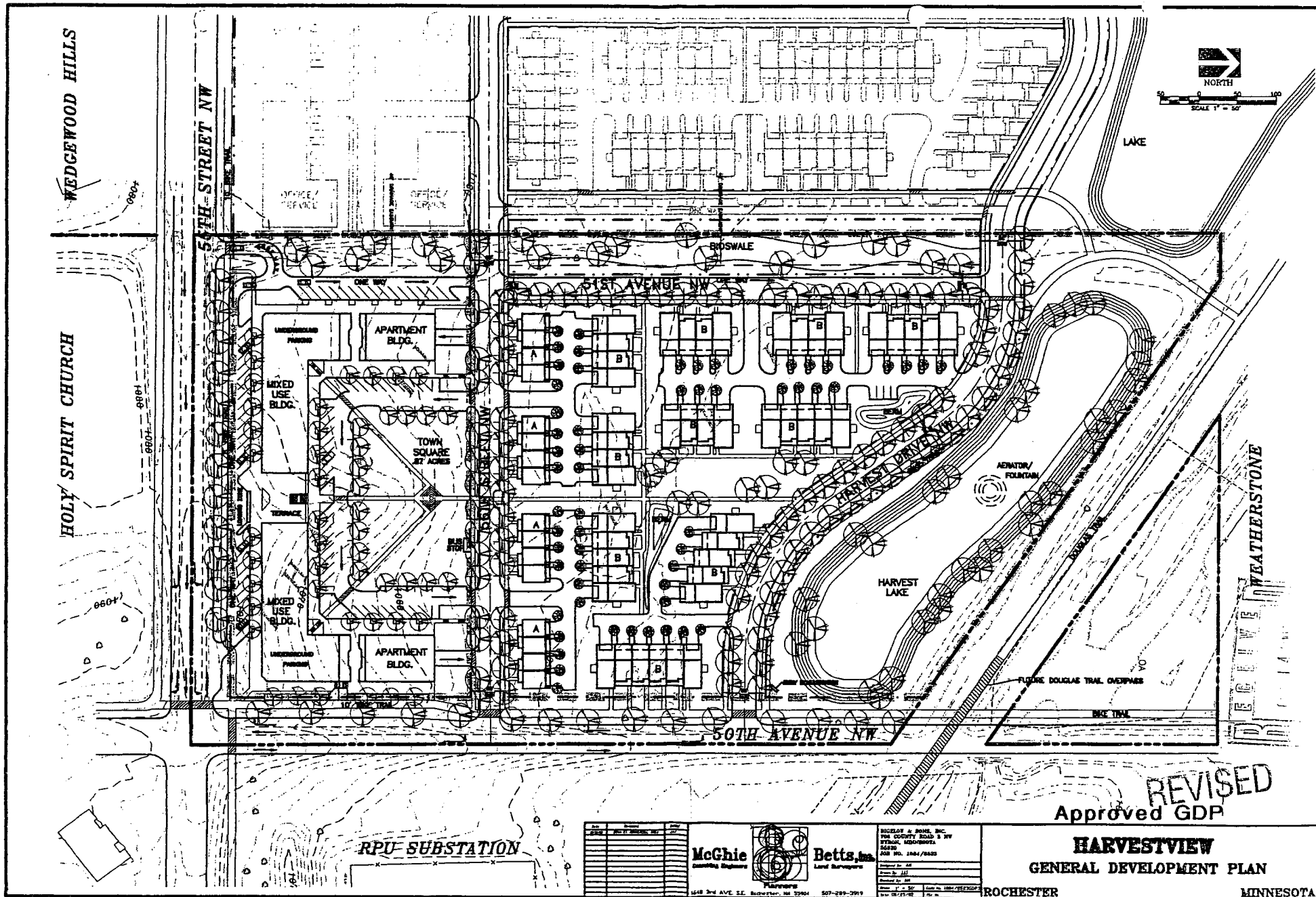
MEETING

DATE: 4-7-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-1
ITEM DESCRIPTION: Amendment to General Development Plan #190 by Bigelow Enterprises known as Harvestview. Land uses proposed include single family attached dwellings and a mixed commercial/residential district on approximately 17.09 acres of land. The Plan identifies both public and private road, including connections to adjacent properties. The property is located along the north side of 55 th Street NW and along the west side of 50 th Avenue NW.		PREPARED BY: Brent Svenby, Planner
<p>March 31, 2003</p> <p><u>City Planning and Zoning Commission Recommendation:</u></p> <p>On March 12, 2003 the City Planning and Zoning Commission reviewed an amendment to the Harvestview General Development Plan. The Commission also reviewed amendments to Special District language.</p> <p>The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.</p> <p>Mr. Haeussinger moved to recommend approval of Amendment to General Development Plan #190 known as Harvestview with the staff-recommended findings and conditions. Ms. Petersson seconded the motion. The motion carried 8-0</p> <p><u>Conditions:</u></p> <ol style="list-style-type: none">1. The applicant shall amend the existing Development Agreement with the City of Rochester to address the change in purposed use from single-family low density residential to a mixed use of commercial, multi-family residential and low density residential.2. Prior to or concurrent with final platting, ownership and maintenance of the area shown as the "town square" shall be address.3. When the property is platted controlled access will be required along the entire frontage of 55th St NW, and 50th Ave NW, with the exception of any approved street accesses, and/or private drive accesses approved through the GDP process.4. Pedestrian facilities will be required along both sides of all new public roads within this property, as well as, a bituminous path along the entire frontage of 55th St NW, and the easterly frontage of 50th Ave NW. The Owner's obligations regarding the required pedestrian paths are addressed in the existing Development Agreement.5. The development causes the need for parkland and that the parkland dedication requirements for this development will be met via the deferred land dedication to occur west of Harvestview with dedication to occur when the future park site is accessed via a public street or the park department wishes to begin development of the site.6. At the time of platting roadway names will need to be approved by the GIS Addressing Staff. <p><u>Planning Staff Recommendation:</u></p> <p>See attached staff report dated March 6, 2003.</p> <p><u>Council Action Needed:</u></p> <ol style="list-style-type: none">1. The Council may approve, approve with conditions, or deny the amendment to the general development plan. The Council must make findings based on the criteria listed in Paragraph 61.215.2. If the Council wishes to proceed with the amendment to the general development plan as proposed, it should instruct the City Attorney to prepare a resolution for Council approval. <p>COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____</p>		

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REVISED
Approved GDP

HARVESTVIEW
GENERAL DEVELOPMENT PLAN

ROCHESTER MINNESOTA

<p>McGhie consulting Engineers</p> <p>1648 3rd AVE. SE. Rochester, MN 55904 507-259-3919</p>	<p>Betts, Inc. Land Surveyors</p> <p>1648 3rd AVE. SE. Rochester, MN 55904 507-259-3919</p>	<p>BUCCOLLE & BONE, INC. FOR COUNTY ROAD & HW STUDY, MINNESOTA S&SD JOB NO. 1064/ROAD</p> <p>Prepared by: JAM Checked by: JAM Drawn by: JAM Date: 05/22/05</p>
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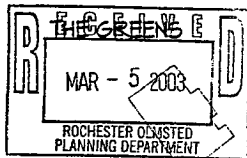
WEDGEWOOD HILLS

HOLY SPIRIT CHURCH

68.01 X

1091.3

REVISED



RPU SUBSTATION

1048.9

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	03/05/03
2	ISSUED FOR PERMITTING	03/05/03

McGhie
Consulting Engineers



Betts, Inc.
Land Surveyors

HICKLEY & BONE, INC. TWO COUNTY ROAD 8 NW STANBURN, MINNESOTA 55403 JOB NO. 1004/5523	Approved By: [Signature] Drawn By: K.B. Printed On: 11/11/02 Scale: 1" = 50'
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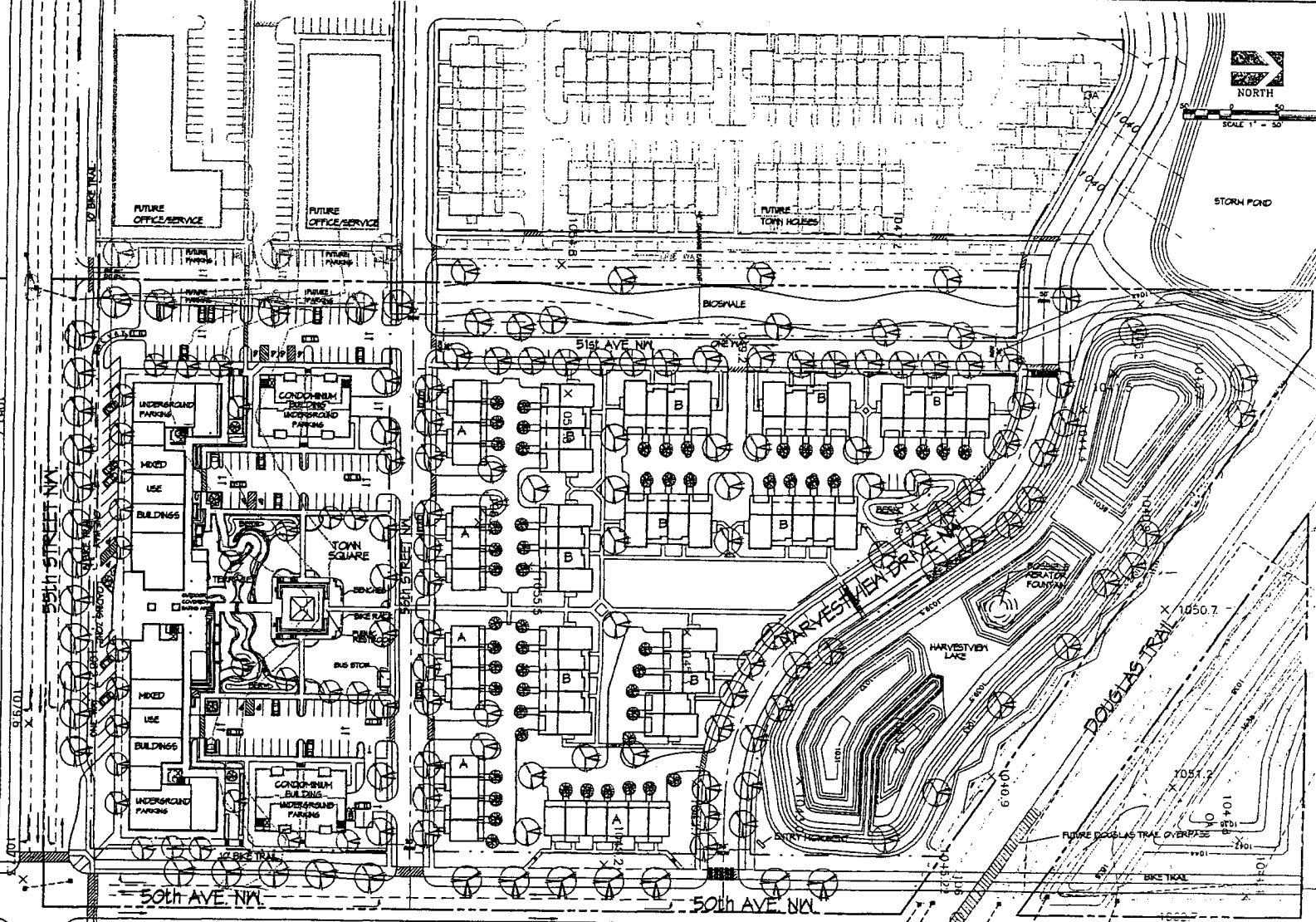
HARVESTVIEW
AMENDED GENERAL DEVELOPMENT PLAN
ROCHESTER MINNESOTA



NORTH

SCALE 1" = 50'

STORM POND



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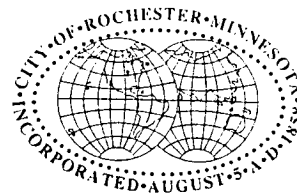


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: March 6, 2003

RE: Amendment to General Development Plan #190 known as Harvestview

Planning Department Review:

Applicant/Owner:

Bigelow Enterprises
706 County Road 3 NW
Byron, MN 55920

Consultants:

McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Size and Location:

The property is located on the north side of 55th Street NW and along the west side of 50th Avenue NW.

Existing Land Use:

The site is presently undeveloped.

Proposed Use:

An amendment to the Special District is being proposed on this site concurrent with this GDP. The Plans proposes developing approximately 17 acres of land with a mixed-use development that would include retail/commercial uses, open space, and residential uses.

Land Use Plan:

This property is beyond the boundaries of the Rochester Urban Service Area Land Use Plan. It is, however, within the 25-year Urban Service Area for the City of Rochester on the Olmsted County Future Land Use Plan Map. Land Use Designations within this area are considered to be "Low Density Residential".

Zoning:

This property is currently zoned R-1 (Mixed Single Family) residential. An amendment to the Harvestview Special District is being proposed for this property, concurrent with this GDP.

Streets:

This development proposes public roadways, with modified right-of-way widths. Please see Exhibit "D" of the Harvestview Special District for more details. The Plan does accommodate the improvements currently being constructed on 55th Street NW and



50th Avenue NW.

Sidewalks:

Pedestrian facilities will be required throughout the development and will include a combination of sidewalks and bituminous paths. The has executed a Development Agreement with the City which requires a 10 foot width path along 50th Ave. NW and 55th St. NW.

Drainage:

The surface drainage from the property generally drains from south to north. The GDP identifies a storm water detention facility south of the Douglas Trail.

Detailed grading and drainage plans will also be required when the property is platted or developed.

Wetlands:

No hydric soils exist on this site, based on the Soil Survey.

Public Utilities:

Utilities will be extended from 50th Avenue NW and 55th Street NW to accommodate this development. The water mains must be networked through the property and the water mains and sewer mains must be extended to adjacent properties.

Static water pressures within the area will range from the mid 80's PSI to near 100 PSI. The builders must install pressure reducing devices near the domestic water meters as required by the Minnesota Plumbing Code.

Revisions to the utility plans are necessary. Careful consideration must be made in the placement of the service connections to the four large buildings to avoid potential problems. Prior to final plat application, construction plans (including utilities) will need to be approved.

Currently the City is doing a sanitary sewer trunk main project along the Douglas Trail and 50th Avenue NW to increase the capacity of service to this property and the surrounding properties. Once this sanitary sewer trunk main project is completed there will be adequate sanitary sewer to support this development.

Parkland Dedication:

The Rochester Park and Recreation Department recommends that parkland dedication requirements for this development be met via the deferred land dedication to occur west of Harvestview with dedication to occur when the future park site is accessed via a public street or the park department wishes to begin development of the site.

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Harvestview GDP

Referral Comments:

1. Rochester Public Works
2. John Harford, Planning Dept. & Wetlands RGU
3. RPU Water Division
4. RPU Operations Division
5. MnDOT
6. GIS/Addressing Division
7. Fire Department

Report Attachments:

1. Referral Comments
2. Copy of proposed amendment to the GDP
3. Copy of the approved GDP
4. Neighborhood Meeting Summary

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became effective May 15, 1999.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The property is designated for "low density residential" types of land uses on Land Use Plan. The applicant is petitioning to amend the Harvestview Special District for the property, which would create a mixed-use development consisting of single attached, multi-family residential, and retail/commercial uses. The Land Use Plan supports mixed-use developments.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The Land Use Plan supports mixed-use development. This property's location and the existing and current infrastructure improvements underway on the adjacent roadways in the area support the Land Use Plan policies and criteria for establishing the mix of uses proposed on the GDP and in the Special District.

Access and circulation appear generally compatible with the future use of adjacent property. Roadway access is shown to abutting properties, as required by the Ordinance.

This development proposes public roadways, with modified right-of-way widths.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

The GDP promotes the development of mixed housing styles. Additionally, the GDP is consistent with the Housing Plan and the standards for the physical and social environments of residential neighborhoods.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

Currently the City is doing a major reconstruction project on 50th Avenue NW and the portion of 55th Street NW, which is adjacent to the property. With the completion of these projects the roadways will be adequate to handle the anticipated traffic generated by the development.

Access and circulation appear generally compatible with the future use of adjacent property. Roadway access is shown to abutting properties, as required by the Ordinance.

This development proposes public roadways, some with modified right-of-way widths.

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

Currently the portion of 55th Street NW adjacent to the property and 50th Avenue NW are being reconstructed to accommodate additional traffic. Fiftieth Avenue NW is being designed as an arterial roadway and 55th Street NW is being upgraded to a collector roadway. Upon completion of the reconstruction project, there will be adequate roadways fronting the development to serve the proposed uses.

Access control will be required at the time of platting.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements

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Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Currently the City is doing a sanitary sewer trunk main project along the Douglas Trail and 50th Avenue NW to increase the capacity of service to this property and the surrounding properties. Once this sanitary sewer trunk main project is completed there will be adequate sanitary sewer to support this development.

Utilities will be extended from 50th Avenue NW and 55th Street NW to accommodate this development. The water mains must be networked through the property and the water mains and sewer mains must be extended to adjacent properties.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Pedestrian facilities will be required throughout the development and will include a combination of sidewalks and bituminous paths. A bituminous path will be required along the entire frontage of 55th Street NW and the easterly frontage of 50th Avenue NW. The Owner's obligations regarding the required pedestrian paths are addressed in the existing Development Agreement.

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

The surface drainage from the property drains from south to north. The GDP identifies one storm water pond south of the Douglas Trail. Storm Water Management will be provided by the proposed detention facility located south of the Douglas Trail. A proportional storm water management charge will apply to the areas of the property that are not developed as low density residential.

Detailed grading and drainage plans will also be required when the property is platted or developed.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

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The Land Use Plan supports mixed-use development. This property's location and the existing and infrastructure improvements currently under construction in the area support the Land Use Plan policies and criteria for establishing the mix of uses proposed on the GDP and in the Special District.

Access and circulation appear generally compatible with the future use of adjacent property. Roadway access is shown to abutting properties, as required by the Ordinance.

This development proposes public roadways, some with modified right-of-way widths. Pedestrian facilities will be required throughout the development and will include a combination of sidewalks and bituminous paths.

Recommendation:

The major amendments to the GDP occur in the Town Center portion of the plan. The approved GDP has one-way parking and traffic around the town square as well as a one-way loop of parking under the buildings. The proposed amendment has two-way traffic around the town square with the drive aisle actually going into the underground parking. The amendment also proposes a parking area on the west side of the property south of 56th Street NW which in the approved GDP is shown as a drainage easement. With the proposed amendment the drainage would need to be confined to pipes under the parking area. The other proposed amendment is the condo building on the east side of the site. Parking access to this building would be from the parking area to the west of the building but traffic exiting the building would exit onto 56th Street NW.

Overall the proposed amendment to the GDP shows less landscaping (street trees) than what is shown on the approved plan.

At this time, staff suggests that the following conditions should be imposed in order to assure compliance with the Rochester Zoning Ordinance and Land Development Manual:

- 1. The applicant shall amend the existing Development Agreement with the City of Rochester to address the change in purposed use from single-family low density residential to a mixed use of commercial, multi-family residential and low density residential.***
- 2. Prior to or concurrent with final platting, ownership and maintenance of the area shown as the "town square" shall be address.***
- 3. When the property is platted controlled access will be required along the entire frontage of 55th St NW, and 50th Ave NW, with the exception of any approved street accesses, and/or private drive accesses approved through the GDP process.***
- 4. Pedestrian facilities will be required along both sides of all new public roads within this property, as well as, a bituminous path along the entire frontage of 55th St NW, and the easterly frontage of 50th Ave NW. The Owner's obligations regarding the required pedestrian paths are addressed in the existing Development Agreement.***

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Harvestview GDP

5. *The development causes the need for parkland and that the parkland dedication requirements for this development will be met via the deferred land dedication to occur west of Harvestview with dedication to occur when the future park site is accessed via a public street or the park department wishes to begin development of the site.*
6. *At the time of platting roadway names will need to be approved by the GIS Addressing Staff.*

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Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

GENERAL DEVELOPMENT PLAN

REFERRAL RESPONSE

DATE: February 24, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Andy Masterpole (McGhie and Betts Inc.)

RE: **HARVESTVIEW AMENDED**

GENERAL DEVELOPMENT PLAN #190

A review of the **GDP** has turned up the following **ROADWAY** or **ADDRESS** related issues.

1. The use of the roadway name **HARVEST** as stated in the Amended General Development Plan and the Preliminary Plat cannot be used, as it would cause duplication of roadway name.

RECOMMENDATION: Change the roadway name but keep the roadway type and directional.

NOTE: A private roadway name will be required at the time of addressing in the North West part of plat where access comes off 51 Avenue NW and ~~Harvest~~ Drive NW.

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: February 24, 2003
TO: Jennifer Garness, Planning
FROM: R. Vance Swisher – Fire Protection Specialist
SUBJECT: Amendment to General Development Plan #190, Harvestview and Harvestview Special District 02-07 petition.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

A minimum of 20 foot clear driving surface for emergency vehicle access, exclusive of parking lanes must be provided to each building. Roadways with insufficient width to provide parking and the required access width shall be provided with "No Parking – Fire Lane" signs installed in accordance with Public Works Department specifications.

3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Bigelow Enterprises, 706 CR 3 NW Byron, MN 55920
McGhie & Betts, Inc. 1648 3rd Avenue SE, Rochester, MN 55904



we pledge, we deliver

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February 24, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Amendment to General Development Plan #190 by Bigelow & Sons Enterprises, Inc. known as Harvestview and Harvestview Special District #02-07 to include an additional floor of residential units in the mixed use building and amend the town square looped traffic flow to create two dead-ends.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. With the elimination of the previously planned looped roadway and the water system around the town square two dead end roadways and water main stubs are created. This will affect both water quality and reliability for the entire area south of 56th St NW. Careful consideration must be made in the placement of the service connections to the four large buildings to avoid potential problems.

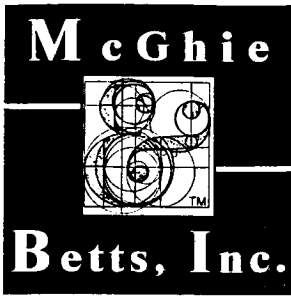
Please contact us at 507-280-1600 if you have questions.

Very truly yours,

A handwritten signature in black ink that reads 'Donn Richardson'. The signature is fluid and cursive, with the first name 'Donn' being more prominent.

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Bigelow & Sons Enterprises, Inc.
McGhie & Betts, Inc.



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Rochester
Minnesota

February 12, 2003

Mr. Brent Svenby
Consolidated Planning Department
2122 SE Campus Drive
Rochester, MN 55904

RE: Summary of Harvestview General Development Plan and
Special District Amendment

Dear Brent:

1. Building Height

After further analysis of the site, the client has decided to pursue more residential units within the mixed-use building. The initial approval has approximately 22,000 square feet of retail at the 55th Street NW level and the option of another approximately 22,000 square feet of retail, office or residential at the walk-out (north side) level.

The underground parking remains under the building, but it is now at the walkout level. The livable building area at the walkout level was moved to the third story. Four-story towers were also added to the east and west corners of the main building.

2. Access

The initial approval had a one-way loop of parking under the entire mixed-use building complex. In an effort to provide more secure parking for condo residents, the circulation of the underground parking was revised. The two separate condo buildings have their own secured parking (16 stalls) under each building. The access into the town square area is now two-way and creates a loop under the building.

3. Town Square

In an effort to create a viable Town Square, the area was gradually terraced so that the retail level was more accessible to pedestrians.

If you have any questions, please give me a call.

Sincerely,

McGhie & Betts, Inc.

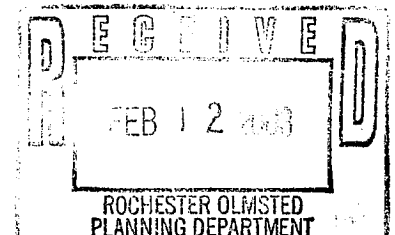
Andrew J. Masterpole, ASLA
AJM/bd

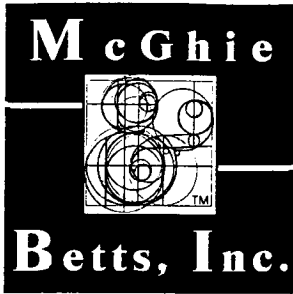
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Tel. 507.289.3919
Fax. 507.289.7333

e-mail. mcghiebetts.com

Established 1946





R o c h e s t e r
M i n n e s o t a

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Rochester, MN 55904

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Established 1946

**MINUTES OF THE
NEIGHBORHOOD INFORMATIONAL MEETING
FOR
HARVESTVIEW
ON FEBRUARY 27, 2003, 7:00 PM
AT THE HOLY SPIRIT ELEMENTARY SCHOOL**

In Attendance: See attached attendance list.

Development Team Members Present:

Andrew Masterpole, McGhie & Betts, Inc., Mike Paradise, Tony Bigelow and Ward Opitz of Joel Bigelow & Sons Enterprises, David Kane and Bruce Meadows of Kane & Johnson Architects.

Purpose: The purpose of the meeting was to introduce the proposed revisions to the approved General Development Plan to the neighborhood and to answer questions and document concerns or issues that may need further investigation.

General Discussion:

Andrew Masterpole gave a brief history of the project site and discussed the town center concept, the mixed-use building, parking and access, density, open spaces and reasons for the Special District. He also discussed the reason for the amendment. The main reason was the increased height and density to the proposed mixed-use building and the revisions to the vehicular circulation through the town center area. Mike Paradise of Joel Bigelow & Sons Enterprises also addressed the group and discussed the reasons for the changes to the mixed-use building. The schedule for the public hearing process was also reviewed with the neighbors.

A concept plan for the area west of Harvestview to 60th Avenue NW was also presented. This area includes a large (40 acres) area for storm ponds, a mix of uses and an elementary school.

Also presented and reviewed by the neighbors was the following support data:

1. Boards:
 - a. Approved GDP/Special District Plan.
 - b. Amended GDP/Special District Plan.
 - c. Conceptual Plan for Welch/Clowes/Kirkland property.
 - d. Mixed-Use Building Elevations.
 - e. Mixed-Use Building Floor Plans.

- Q2
- f. Perspective of Town Square.
 - g. Color Studies of Building Elevations.

Questions and Answers:

Question:

Are all of the units rental or for sale?

Answer:

All units are planned to be for sale. The mixed-use building will consist of condo units that will be 1-3 bedrooms. The attached townhome units on the north part of the site will also be for sale.

Question:

What is the ballpark price for the condo units?

Answer:

The condo units will range from 950 square feet to 1600 square feet and the prices could range from \$130,000 - \$140,000 to \$250,000-\$300,000.

Question:

Where does the storm water drain?

Answer:

There will be catch basins and a storm sewer system throughout the development. The storm sewer will drain into the drainage swale along the west property line and/or the storm pond along the north end of the project.

Question:

How wide is 55th Street NW?

Answer:

52 feet.

Question:

Why not the two levels as before? Why add the additional stories?

Answer:

The commercial proposed along the north or walkout level was too risky. Visibility would be poor and windows along the north would make it more difficult to rent those spaces.

Question:

Is the second level below grade eliminated?

Answer:

Yes.

Question:

Where could we go to see a similar sized four-story building?

Answer:

Quarry Ridge Apartments just west of Highway 52, north of 2nd Street SW. The apartment complex along 41st Street NW, just east of the Mayo Building (former Western Digital Building) or Shorewood Senior Housing along 2nd Street SW.

Question:

Would it be the tallest building in the area?

Answer:

Yes, but technically Holy Spirit Church is taller and also sits on much higher ground.

Question:

Will it be the dominant architecture of the area?

Answer:

Yes.

Question:

Will there be an association fee for the condos?

Answer:

Yes.

Question:

Will the "Town Square" be open to everyone?

Answer:

Yes, it will be a public space, but it will be privately maintained. It is our intent to include public restrooms below the proposed bandshell area.

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Question:

Do you need the fourth story to make the project feasible?

Answer:

Mike Paradise explained that the additional condo units will help lessen the risk of building such an expensive building. David Kane explained that the additional "features" on the ends and in the middle also created a more attractive and interesting building will have more details and shadowing effects.

Question:

What are the intended construction materials for the mixed-use building?

Answer:

It would be a combination of materials. The two corners and middle areas will probably be brick. The banding may be synthetic stucco and the siding will be vinyl or metal.

Question:

Are all of the roads public in the townhome area?

Answer:

Yes, but the areas that go to the garages will be private alleys

Question:

Will there be a stop light at 55th Street NW and 50th Avenue NW?

Answer:

A stoplight is being planned for the future, but nothing at this time.

Question:

Where will service trucks come and go?

Answer:

There will be a loading/unloading area in the angle parking off of 55th Street NW for the quicker deliveries. Other deliveries will occur along the west side of the mixed-use building or on the north side that would use the elevator.

Question:

Will there be street trees in front of the building along 55th Street NW?

Answer:

Yes, smaller trees are planned immediately by the building and larger trees are planned in the median island separating the angle parking drive and 55th Street NW.

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Question:
Are the townhomes for sale units?

Answer:
Yes.

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Attendance Roll

NEIGHBORHOOD MEETING

PROJECT: HARVESTVIEW SUBDIVISION

DATE: FEBRUARY 27, 2003

TIME: 7:00 P.M.


PLACE: Holy Spirit Church - "Commons Area"
5455 NW 50th Avenue
Rochester, MN 55901

NAME	ADDRESS	PHONE NO/ FAX NO/ E-MAIL ADDRESS
1. Ruth G. Colville	4817 Wintergreen Ln NW	ruthgc@go.com
2. Joseph Reynolds	5133 Lexington Lane NW	252 8805
3. Mike Rander	4606 White Oak, L	
4. James T. Colville	4817 Wintergreen Lane, NW	jcolv-bus@go.com
5. TERRY SCHAEFER	4910 OAKLAWN LANE N.W.	289-8480
6. MARY ANN Schaefer	4910 Oaklawn Lane NW	289-8480
7. DONALD SWANSON	5234 GOODVIEW LN NW	288-6863
8. KARP OPIZ	5255 110 th Ave Byron	775-2284
9.		
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11.		
12.		
13.		
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4. Parkland dedication for this subdivision shall be met via dedication of Outlot K, with the balance due (if any) to be in the form of cash in lieu of land, subject to meeting the slope and turf requirements as outlined in the February 19, 2003 memorandum from Rochester Park and Recreation. Deeding of the Outlot is to occur when the park is accessed via public street or the City wishes to begin development of the site.
5. Dedication of a Noise Easement will be required for Phase III of the proposed subdivision, prior to recording the Final Plat for Phase III.
6. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.
7. Dedication of off-site drainage and utility easements is required prior to recording the Final Plat for this development.
8. Pedestrian facilities will be required along both sides of all new public roads within this property, including adjacent to Outlots. In addition, the Owner is obligated to construct/pay for the construction of a 10 foot wide bituminous pedestrian path along the entire frontage of East Circle Drive including Outlots, and is obligated to construct any required mid-block pedestrian path connections within this development.
9. Design of roadways shall be modified per February 28, 2003 comments from Rochester Public Works.
10. If portions of this Plat are not serviceable with gravity flow sanitary sewer, those portions shall not proceed with Final Plat until gravity flow sanitary sewer is available, or the City approves the use of a private lift station.

Mr. Staver moved to deny Design Modification #03-02 by Stonehedge Land Development LLC with staff-recommended findings. Ms. Peterson seconded the motion. The motion carried 8-0.

 Amendment to General Development Plan #190 known as Harvestview AND Harvestview Special District #02-07. The major change includes one additional floor of residential units in the mixed use building in the Town Center portion of the property. The overall plan is a mixed use development on approximately 17.09 acres of land. The property is located along the north side of 55th Street NW and along the west side of 50th Avenue NW.

Ms. Mitzi A. Baker presented the staff report, dated March 6, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Andy Masterpole, of McGhie & Betts, Inc. (1648 Third Avenue SE, Rochester MN), addressed the Commission. He stated that the applicant was in agreement with the staff-recommended conditions.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Mr. Haeussinger moved to recommend approval of Amendment to General Development Plan #190 with the staff-recommended findings and conditions. Ms. Petersson seconded the motion. The motion carried 8-0.

CONDITIONS:

1. The applicant shall amend the existing Development Agreement with the City of Rochester to address the change in purposed use from single-family low density residential to a mixed use of commercial, multi-family residential and low density residential.
2. Prior to or concurrent with final platting, ownership and maintenance of the area shown as the "town square" shall be address.
3. When the property is platted controlled access will be required along the entire frontage of 55th St NW, and 50th Ave NW, with the exception of any approved street accesses, and/or private drive accesses approved through the GDP process.
4. Pedestrian facilities will be required along both sides of all new public roads within this property, as well as, a bituminous path along the entire frontage of 55th St NW, and the easterly frontage of 50th Ave NW. The Owner's obligations regarding the required pedestrian paths are addressed in the existing Development Agreement.
5. The development causes the need for parkland and that the parkland dedication requirements for this development will be met via the deferred land dedication to occur west of Harvestview with dedication to occur when the future park site is accessed via a public street or the park department wishes to begin development of the site.
6. At the time of platting roadway names will need to be approved by the GIS Addressing Staff.

Mr. Haeussinger moved to recommend approval of Harvestview Special District #02-07 with staff-recommended findings. Ms. Petersson seconded the motion. The motion carried 8-0.

OTHER BUSINESS:

1. Initiate Text Amendment for Fee Schedule

Mr. Wheeler asked that the Commission initiate a text amendment to amend Section 60.175 regarding fees. He explained that recent changes in state law require that the fees be approved by Ordinance.

Ms. Petersson moved to initiate a text amendment to Section 60.175 regarding fees. Mr. Staver seconded the motion. The motion carried 8-0.